



City of Grand Island

Tuesday, May 10, 2016

Council Session

Item E-3

Public Hearing on Request to Rezone Property located at 2220 N. Webb Road from CD – Commercial Development to Amended CD – Amended Commercial Development (Westar Foods)

Council action will take place under Ordinances item F-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 10, 2016

Subject: Rezone from CD to Amended CD Zone

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

An application has been made to rezone property described as Lot 6 of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone.

Discussion

At the regular meeting of the Regional Planning Commission, held May 4, 2016 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained an application has been made to change zoning for property described as Lot 6 of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone.

The Development Plan for Grand Island Mall 18th Subdivision was approved by the Grand Island City Council in September of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and building on Lot 6 of the subdivision along Webb Road.

The proposed change would allow a smaller building oriented east and west and provide additional parking on site and drive through lanes for the proposed business. This lot would not have access directly to Webb Road and the propose driveway would line up with the Burger King driveway as originally proposed. The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Monter to approve the Rezone request as presented.

The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Connick, Rainforth, and Monter) and one member abstaining (Hoggatt).

The memo sent to the planning commission with staff recommendation is attached for review by Council.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

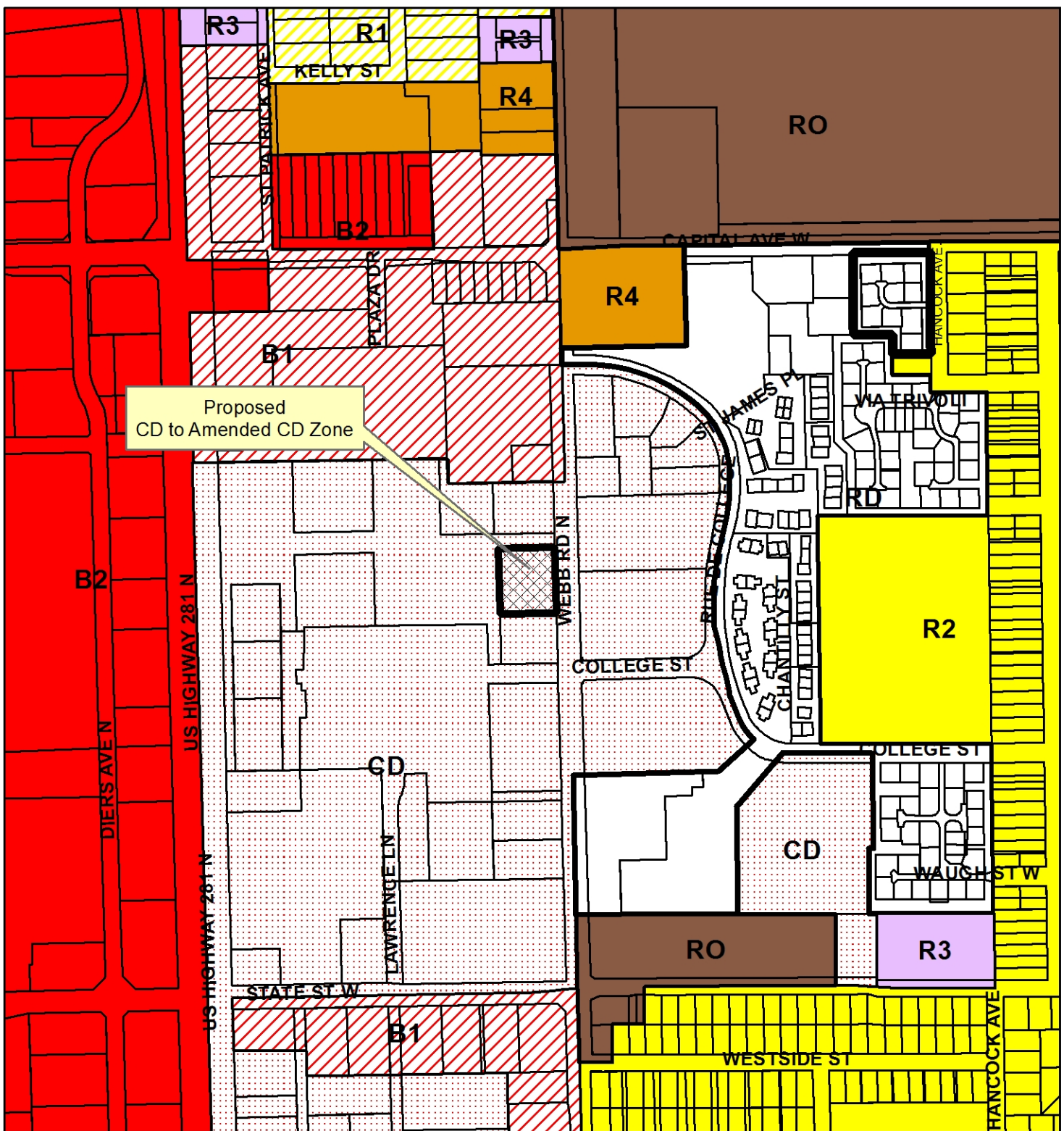
1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.






Proposed Zoning

Scale : NONE

C-15-2016GI



-  From CD : Commercial Development Zone
-  to CD : Amended CD Zone

-  Area that is requested for rezoning

(SEE MAP)

April 19, 2016

Dear Members of the Board:

Re: Rezone – Concerning the rezone of Lot Six (6), Grand Island Mall Eighteenth Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located west of Webb Road and north of College Street.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from CD to amended CD Zone. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on May 4, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

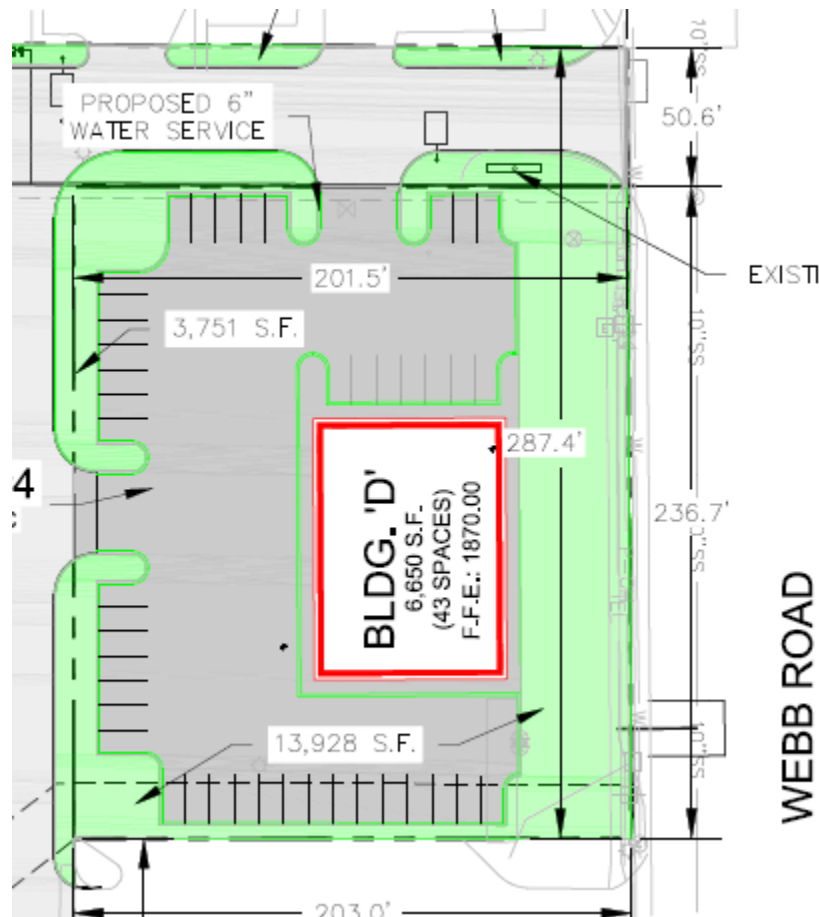
Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

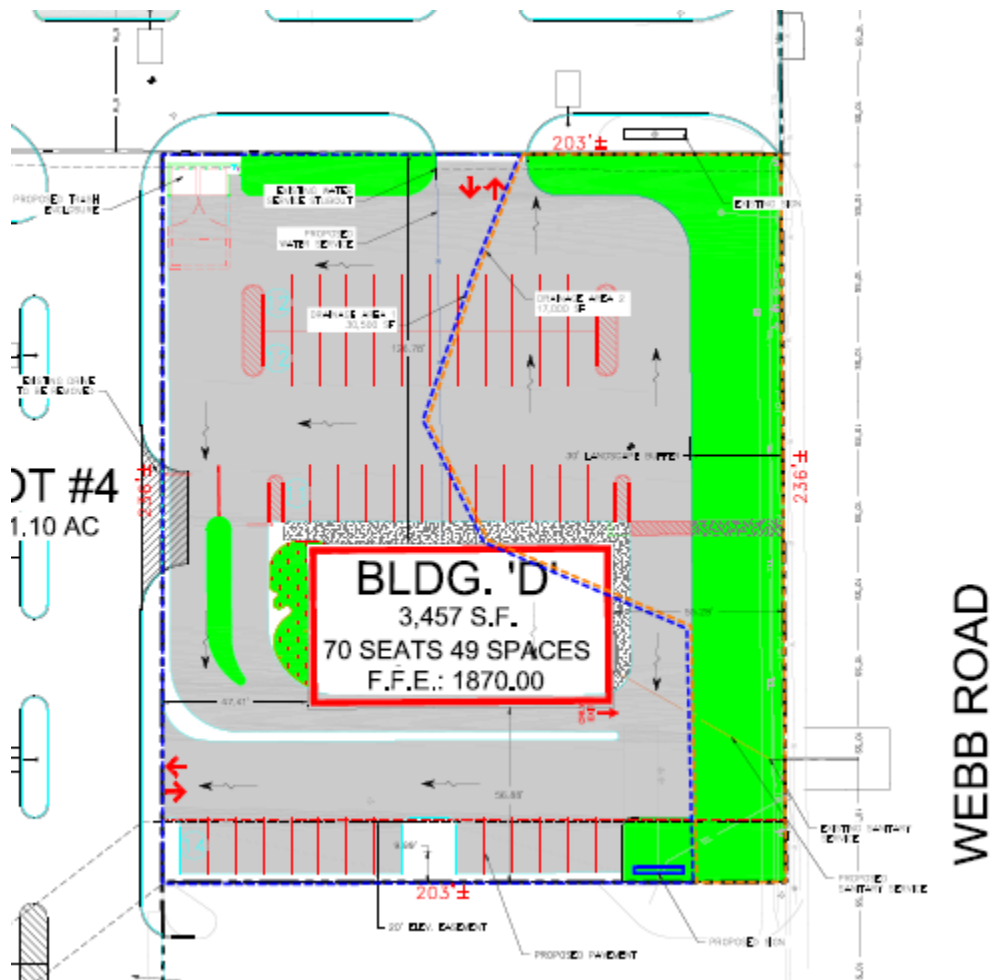
March 28, 2016

SUBJECT: *Concerning change of zoning for property described as Lot 6 of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-15-2016GI)*

The Development Plan for Grand Island Mall 18th Subdivision was approved by the Grand Island City Council in September of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and building on Lot 6 of the subdivision along Webb Road.



Development Plan for Lot 6 as Approved in September 2015



Proposed Development Plan for Lot 6 as submitted March 2016

PROPOSAL: The proposed change would allow a smaller building oriented east and west and provide additional parking on site and drive through lanes for the proposed business. This lot would not have access directly to Webb Road and the proposed driveway would line up with the Burger King driveway as originally proposed. The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

OVERVIEW:

Site Analysis

Current zoning designation: CD-Commercial Development Zone.
Permitted and conditional uses: Commercial, Office and Retail Uses
Comprehensive Plan Designation: Commercial development
Existing land uses: Retail development and vacant property

Adjacent Properties Analysis

Current zoning designations:

South West and East CD Commercial Development Zone

North: CD Commercial Development and B1-Light Business

Permitted and conditional uses:

CD – Commercial, office and retail uses as permitted and built according to the approved development plan. B1 limited commercial, office, and interior retail to support the immediate neighborhood and residential uses up to a density of 43 units per acre.

Comprehensive Plan Designation:

North, South, East and West:

Designated for commercial development and uses.

Existing land uses:

North: Burger King

East: Webb Road, Strip Commercial, Fast Food

West: Northwest Commons main building, Commercial

South: Taco Johns, Strip Commercial

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island. This is a piece of property that is in need of redevelopment. The City and the Community Redevelopment Authority have already approved the use of Tax Increment Financing to further this project.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.

Negative Implications:

- *None foreseen*

Other Considerations

Commercial development zones allow up to 50% of the property within the CD zone to be covered with buildings.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown.

_____ Chad Nabity AICP, Planning Director

